

**DISTRICT IV ADVISORY BOARD
AGENDA**

**October 5, 2015
6:30 p.m.**

**Lionel Alford Library
3447 S. Meridian
Wichita, KS 67217**

ORDER OF BUSINESS

Call to Order
Pledge of Allegiance
Approval of Agenda for October 5, 2015
Approval of Minutes for September 14, 2015

STAFF REPORTS

1. Fire Report

WFD will report on any specific issues of concern in the area.

Recommended Action: Receive and file.

2. Police Report

Community Police Officers will report on community policing issues in the area.

Recommended Action: Receive and file.

PUBLIC AGENDA

3. Scheduled items

Karen Lippoldt and Jennifer Schierlman, will provide information on opportunities and resources available through the Salvation Army.

4. Off-agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

Recommended Action: Provide comments/take appropriate action.

NEW BUSINESS

5. Transit

Staff from Transit, will provide information on the service changes that will be recommended to City Council.

Recommended action: Provide feedback.

6. **ZON2015-00035**

Dale Miller, Metropolitan Area Planning Department, will present a request for a zoning change. The applicant is seeking Central Business District (CBD) zoning for .61 platted acre located 75 feet east of the southeast corner of West Douglas Avenue and South Walnut Street. The subject site is currently zoned Limited Commercial (LC), and is developed with a row of commercial buildings that are built up to the property line and have zero side setbacks. The application area is currently occupied by restaurants. The site is located in and subject to the Delano Overlay Neighborhood District (D-O) that establishes land use and site development policies specific to the district.

Recommended Action: Planning staff recommends that the request be APPROVED.

7. **ZON2015-00036**

Dale Miller, Metropolitan Area Planning Department, will present a request for B Multi-Family Residential zoning. The applicant is requesting to rezone from the SF-5 Single-Family Residential (SF-5) district to the B Multi-Family Residential (B) approximately seven unplatted acres located at the southeast corner of South Meridian Avenue and West 45th Street South. The property is currently undeveloped. The applicant proposes to develop 42 townhome units with a mix of two, three and four-bedrooms.

North of the application area, across West 45th Street South, the land is zoned SF-5 and Manufactured Housing (MH) district, and is developed with single-family residences and a manufactured home park or subdivision. East of the manufactured home park/subdivision, north of West 45th Street, there is land zoned B, developed with baseball fields, and undeveloped land zoned MF-29 Multi-Family Residential (MF-29). East of the application area is the SF-5 zoned City of Wichita Southview Park. South of the application area is SF-5 zoned farmland and LC Limited Commercial (LC) zoning that contains a single-family residence and farmland. Not included in the application area, located on the east side of South Meridian Avenue, approximately mid-way between West 45th Street South and West 47th Street South, are two single-family residences zoned SF-5. There also is a vacant platted lot owned by the City of Wichita that has a conditional use to permit a sanitary sewer utility facility. West of South Meridian Avenue are single-family residences zoned SF-5 and SF-20 Single-Family Residential (SF-20).

Recommended Action: Planning staff recommends that the request be APPROVED subject to platting within one year of final approval.

8. ZON2015-00039

Dale Miller, Metropolitan Area Planning Department, will present a request for a Central Business District. The applicant is requesting a zone change from LC Limited Commercial to CBD Central Business District on the subject site located west of Seneca Street, east of Dodge Avenue on the south side of Douglas Avenue; Lot 15, Douglas Avenue, Martinson's 3rd Addition. The site is located in (and subject to) the D-O Delano Overlay Neighborhood District. If CBD zoning is approved the site will still be subject to the D-O. The site's brick-stucco one-story downtown row store (built 1920) is currently occupied by a dry cleaners pick-up and drop-off store. In anticipation of any change of use triggering the parking requirements, the applicant is applying for CBD zoning. The applicant owns the abutting LC zoned 25-foot (x) 125-foot west property, which functions as a paved drive-thru and unmarked parallel parking (perhaps five vehicles) for the subject site. In the past parking issues were addressed by applications for a variance. The CBD zoning district more effectively resolves such issues as parking (no minimum parking standards) that could be triggered by a change in occupancy. This is the latest application for CBD zoning in the D-O along Douglas Avenue; ZON2013-00038, ZON2014-00030, ZON2015-00023, ZON2015-00034 and ZON2015-00035. In the previous zoning cases a lack of on-site parking was an issue.

Recommended Action: Planning staff recommends that the request be APPROVED.

BOARD AGENDA

9. Updates, Issues, and Reports

Opportunity is provided for the Council Member and District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Receive and file

10. Adjournment

The next District IV Advisory Board meeting will be at 6:30 p.m., November 2, 2015, at the Lionel Alford Library, 3447 S. Meridian, Wichita, KS 67217 .